

## **Executive Summary**

### **ES-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing for Persons With AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2015, to June 30, 2020.

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County. The County administers HOME funds on behalf of all the Consortium cities and the Urban County. The Urban County includes all the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. The County administers Urban County CDBG funds, Consortium HOME funds, County ESG funds, and a share of the Alameda/Contra Costa allocation of HOPWA funds as a sub-grantee to the City of Oakland. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

#### **2. Summary of the objectives and outcomes identified in the Plan**

Below is a brief summary of the overall objectives identified within the Consolidated Plan. For a more detailed discussion of the priority needs, objectives and strategies, see the Strategic Plan section (page 85).

##### **Priority Need: Affordable Housing**

##### **Objectives/Strategies for Affordable Housing:**

AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing via new housing construction or rehabilitation.

AH-2: Increase homeownership opportunities: Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units for homeownership; and or direct financial assistance provided to low- to moderate-income homebuyers.

AH-3: Maintain and preserve the existing affordable housing stock, including the stock of "Special Needs" housing.

AH-4: Increase the supply of appropriate and supportive housing for special needs populations, which may include short term tenant-based rental assistance.

**Priority Need: Reduce/Alleviate Homelessness**

**Objectives/Strategies for Homelessness:**

H-1: Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.

H-2: Reduce the incidence of homelessness and assist in alleviating the needs of the homeless.

In addition to these objectives, the affordable housing and non-housing community development objectives of the Consolidated Plan also address the needs of the homeless and the problem of homelessness.

**Priority Need: Non-Housing Community Development**

**Objectives/Strategies for Public Services:**

CD-1 General Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for low-income persons (below 80 percent of Area Median Income), and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.

CD-2 Non-Homeless Special Needs Population: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.

CD-3 Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 Fair Housing: Promote fair housing activities and affirmatively further fair housing.

**Objectives/Strategies for Economic Development:**

CD-5 Economic Development: Reduce the number of persons with incomes below the poverty level (annual income below \$31,743), expand economic opportunities for extremely low-, very low- and low-income residents, and increase the viability of neighborhood commercial areas.

### **Objectives/Strategies for Infrastructure/Public Facilities:**

CD-6 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

### **Priority Need: Administration**

### **Objectives/Strategies for Administration:**

CD-7 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

## **3. Evaluation of past performance**

The Contra Costa HOME Consortium has made significant progress in meeting the goals and objectives contained in its 2010-15 Five-Year Consolidated Plan. To date, CDBG-funded public service projects have provided a wide range of social services and housing to nearly 25,000 Urban County residents and households, including homeless, individuals with mental and physical disabilities, seniors, victims of domestic violence, and other special needs populations. To date, economic development programs have offered training and placement services and/or microenterprise assistance to 985 low-income persons or businesses in the County. The County has, to date, completed 19 Infrastructure/Public Facilities projects that provide a variety of infrastructure and accessibility improvements benefitting primarily low-income areas or residents of the County. The County provided funding to 753 units of affordable housing that were completed in the past year.

The County has continued to focus on outcome-based performance measurements as a means to ensure that needed services are delivered and that the results can be easily quantified. The County is currently completing its last year of the 2010-2015 Consolidated Plan period and has exceeded or is on pace to meet every Consolidated Plan goal and objective.

## **4. Summary of citizen participation process and consultation process**

### **Public Meetings**

The Consortium held five public meetings in the Spring of 2014 to solicit input for the 2015-2020 Consolidated Plan. Those attending were asked to comment on the level of housing and community development needs in the County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times.

- April 30, 2014 (evening) – San Pablo, San Pablo Economic Development Corporation
- May 15, 2014 (evening) - Antioch, City Council Chambers
- May 29, 2014 (evening) – Walnut Creek, Assembly Hall

- June 5, 2014 (evening) – Brentwood, Brentwood Community Center

The Consortium also held a meeting with the County’s housing and social services providers at its annual CDBG and HOME subrecipient meeting on June 12, 2014.

## ***Online Survey***

Recognizing that not all can attend public meetings and that the scope of a one-hour meeting is limited, the Consortium provided an online survey, available through each Consortium member's website. The survey was mentioned in all meeting advertisements and at all public meetings.

## ***Consultations***

The Consortium consulted with a variety of service providers and stakeholders. These involved both the public sector and private non-profit sector. These consultations asked those who provide housing and social services to the residents of Contra Costa County to describe the level of needs in the community, the relative priority of those needs and what they believe can be done to better meet the needs of the County’s residents.

## ***Public Review***

A draft of the Consolidated Plan was made available for public review and comment from March 20, 2015, to May 4, 2015.

### **5. Summary of public comments**

TBD

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

TBD

### **7. Summary**

TBD

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	CONTRA COSTA COUNTY	Department of Conservation and Development
HOME Administrator	CONTRA COSTA COUNTY	Department of Conservation and Development
ESG Administrator	CONTRA COSTA COUNTY	Department of Conservation and Development

### Narrative

The Contra Costa HOME Consortium consists of the Contra Costa Urban County and four CDBG entitlement jurisdictions: Antioch, Concord, Pittsburg, and Walnut Creek. The City of Richmond operates its own HOME and CDBG programs.

The CDBG Urban County consists of the unincorporated County and the 14 smaller cities.

The ESG area is the same and the CDBG Urban County area.

The County is also a sub-grantee to the City of Oakland (Alameda County) for the Housing Opportunities for Persons with HIV/AIDs (HOPWA) program. The HOPWA area is the entire County.

### Consolidated Plan Public Contact Information

Robert Calkins, CDBG Program Manager (925) 674-7877

Kara Douglas, Affordable Housing Programs Manager (925) 674-7880

Gabriel Lemus, CDBG Program Planner (925) 674-7882

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation with public and private agencies was conducted on an individual and group basis. The County notified over 600 individuals representing a variety of public and private agencies, including non-profit agencies, to provide input on the needs of the neighborhoods and/or residents their agencies represent or provide services to. The County invited these individuals to attend any of the four advertised "Community Needs" meetings and workshops that were held on the following dates and locations:

- April 30, 2014 (evening) - San Pablo, San Pablo Economic Development Corporation
- May 15, 2014 (evening) - Antioch, City Council Chambers
- May 29, 2014 (evening) - Walnut Creek, Assembly Hall
- June 5, 2014 (evening) - Brentwood, Brentwood Community Center

In addition, many of the agencies provided input at the County Consortia's Subrecipient Meeting held on June 12, 2014.

Some agencies were consulted on an individual basis due to their role in providing services to specific populations including, but not limited to: the homeless population, non-homeless special needs population (i.e. elderly/frail elderly, victims of domestic violence, etc.), and public housing residents.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Contra Costa County works closely with public and private affordable housing providers as well the County's public health department. The HOME and CDBG staff have frequent conversations with the County Housing Authority staff and work to coordinate the allocation of project-based Section 8 vouchers to HOME and CDBG-funded developments. This increases the number of households with extremely-low incomes who can be served.

The County Department of Conservation and Development (DCD) coordinates the allocation of Emergency Solutions Grant funds with the County's Homeless Program office and the Continuum of Care (CoC) Board. CDBG funds are frequently used to assist in the development of housing for persons with special needs including those living with physical and mental health issues. DCD staff consults the appropriate staff in the Health Services Department (HSD) to confirm the developments will have access to adequate funding for operations.

DCD entered into a Memorandum of Understanding with HSD Mental Health Division to administer the Mental Health Services Act housing capital funds. DCD continues to have periodic conversations with the

Mental Health staff to coordinate funding for permanent supportive housing for persons with mental illnesses.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

DCD staff consult with the Contra Costa Interagency Council on Homeless (CCICH), a working group which is the result of a merger of the Homeless Interdepartmental Interjurisdictional Working Group and the CoC Board, as well as non-profit community and advocacy groups, the interfaith community, business organizations and other relevant community groups to implement key strategies identified in the five-year CoC Plan and the County's Ten Year Plan to End Homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The County works closely with the local CoC in the allocation of ESG funds, in developing performance standards, evaluating outcomes, and in the administration of HMIS. County staff consult with CCICH and the CCICH Executive Board, which provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. The Executive Board has developed a strategic plan that serves as an update to the Ten-Year Plan to End Homelessness. In addition, various staff members from multiple HOME Consortium jurisdictions have served or currently serve on the CCICH Executive Board and are closely involved in homeless services Countywide.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CONTRA COSTA COUNTY HEALTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Contra Costa County Health Services Department was consulted to provide information on various special needs populations, including Homeless populations, and services provided to those populations.
2	<b>Agency/Group/Organization</b>	RAINBOW COMMUNITY CENTER OF CONTRA COSTA
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Rainbow Community Center was consulted to provide information regarding seniors and those living with HIV/AIDS residing in the County and the services provided to those populations.
3	<b>Agency/Group/Organization</b>	CONTRA COSTA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County Other government - Local Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DCD staff consults with the HACCC at least quarterly. The two agencies coordinate on the Consolidated Plan, Annual Action Plan, HA Five-year plan, and HA Annual Plan. In addition, staff coordinates allocations of HOME, CDBG and project-based Section 8 certificates whenever possible.
4	<b>Agency/Group/Organization</b>	SHELTER INC. OF CONTRA COSTA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Shelter, Inc. was consulted to provide information regarding homelessness and those at risk of becoming homeless in Contra Costa County and the services provided to that population.
5	<b>Agency/Group/Organization</b>	CONTRA COSTA SENIOR LEGAL SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contra Costa Senior Legal Services was consulted to provide information regarding elderly/frail elderly residing in the County and the services provided to that population.
6	<b>Agency/Group/Organization</b>	WORKFORCE DEVELOPMENT BOARD - SMALL BUSINESS DEV. CENTER
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - County Other government - Local Regional organization Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Workforce Development Board was consulted to provided information on the County's economic market and and overall workforce.
7	<b>Agency/Group/Organization</b>	STAND! AGAINST DOMESTIC VIOLENCE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	STAND! was consulted to provide information regarding victims of domestic violence in Contra Costa County and the services provided to this population.
8	<b>Agency/Group/Organization</b>	Contra Costa Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Other government - Local Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Contra Costa County Continuum of Care was consulted to provide information on homelessness and the County's overall homeless population, and services provided to that population.

### Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally excluded.

Organizations were consulted on an individual and group basis, as well as part of public meetings. The consortium distributed a survey through workshops, public service agencies, and the County website. An effort was made to reach as many individuals and organizations as possible.

### **Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table 3 – Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG and ESG programs. These services will compliment the Continuum of Care Strategy.

### **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

DCD staff reached out to all of the cities in the County, including the four other HOME Consortium members, and many departments of the County such as Health Services (e.g. Behavioral Health (Homeless Programs, Mental Health, and Alcohol and Other Drugs), Employment and Human Services Department, Public Works, and the County Administrator's Office.

DCD staff also consulted with the Cities of Richmond and Oakland, and Alameda County.

## PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

#### Citizen Participation Outreach

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The Consortium posted a newspaper notice announcing five public workshops	N/A	N/A	
2	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community	The Consortium released a "Community Needs" survey to a variety of public and private agencies, non-profit agencies, and private citizens who are on the Consortium's Interested Parties list. There are over 600 individuals on the Consortium's Interested Parties list.	The Consortium received over 500 surveys ranking various community needs throughout the County.	There were many comments received that were not applicable to Consolidated Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	On the evening of April 30, 2014, County staff scheduled a Public Meeting for west Contra Costa County in the City of San Pablo to provide information on the Consolidated Plan to the general public and to receive community input. Unfortunately, no one from the public attended the meeting.	No comments were received at this meeting.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities  Non-targeted/broad community	On the evening of May 29, 2014, Consortia member staff held a Public Meeting for central Contra Costa County in the City of Walnut Creek to provide information on the Consolidated Plan to the general public and to receive community input. All input was collected via completed hard copies of the community needs survey. There were XX persons that attended the meeting.	All input was collected via completed hard copies of the community needs survey. See Appendix A for all comments collected from the completed surveys.	There were various comments not accepted from completed surveys that were not applicable to the Consolidated Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities  Municipal Advisory Committee Meetings	County staff presented on the purpose of the Consolidated Plan to the Bay Point Municipal Advisory Committee (MAC) and also to the Rodeo MAC. Staff informed the MACs and the public in attendance about providing staff input via the online survey and left hard copies of the survey for those in attendance to complete and distribute to their neighbors.	There were a couple of questions in regards to how CDBG funds can be used; but no specific comments on the Consolidated Plan. There were comments received within the surveys that were completed. See Appendix A for comments received from the completed surveys.	There were various comments not accepted from completed surveys that were not applicable to the Consolidated Plan.	
7	Newspaper Ad	Non-targeted/broad community	Joint notice of Draft Consolidated Plan posted in the Contra Costa Times on March 20, 2015			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Services Agencies	Non-targeted/broad community	Hard copies of Community Needs survey distributed at offices of various public service agencies throughout the County to distribute to the residents they serve.	There were comments received within the surveys that were completed. See Appendix A for comments received from the completed surveys.	There were various comments not accepted from completed surveys that were not applicable to the Consolidated Plan	
9	Public Hearing	Non-targeted/broad community	Board of Supervisors Hearing to adopt 2015-2020 Consolidated Plan	TBD or none	TBD or none	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	On the evening of June 5, 2014, Consortia member staff held a Public Meeting for far east Contra Costa County in the City of Brentwood to provide information on the Consolidated Plan to the general public and to receive community input. All input was collected via completed hard copies of the community needs survey. Unfortunately only one person attended the meeting.	The input from the person who attended was collected via a completed hard copy of the community needs survey. See Appendix A for all comments collected from the completed surveys.	There were various comments not accepted from completed surveys that were not applicable to the Consolidated Plan	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Established in 1850, the County of Contra Costa is one of nine counties in the San Francisco Bay Area. The County covers 733 square miles and extends from the northeastern shore of San Francisco Bay easterly to San Joaquin County. The County is bordered on the south and west by Alameda County and on the north by Suisun and San Pablo Bays. The western and northern communities are highly industrialized, while the inland areas contain a variety of urban, suburban/residential, commercial, light industrial and agricultural uses.

Contra Costa County is comprised of large unincorporated areas and the cities and towns of Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek. The unincorporated areas include the following communities: Acalanes Ridge, Alamo, Alhambra Valley, Bayview, Bay Point, Bethel Island, Blackhawk, Briones, Byron, Canyon, Castle Hill, Clyde, Contra Costa Centre, Crockett, Diablo, Discovery Bay, East Richmond Heights, El Sobrante, Kensington, Knightsen, Montalvin Manor, Mountain View, Norris Canyon, North Gate, North Richmond, Pacheco, Port Costa, Rodeo, Rollingwood, San Miguel, Saranap, Tara Hills, and Vine Hill.

The "Community Needs" section of the Consolidated Plan provides a community profile that describes the housing and population characteristics of the County's HOME Consortia area. This section serves as the basis for determining the housing and community development needs in Contra Costa County.

Housing needs were determined through an analysis of housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD. CHAS data is based on the 2007-2011 American Community Survey (ACS) Census and analyzes households with one or more housing problems (those experiencing overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden (paying more than 30 percent of household income for housing costs) and extreme cost burden (spending over 50 percent of household income for housing costs). The number and types of households disproportionately needing assistance includes those in the racial and ethnic groups of American Indian/Alaskan Native, Black/African American, Pacific Islander, and Hispanic.

Households in all income categories for both homeowners and renters have at least one of the housing problems listed above. There are 48,000 low income households, or 14 percent of all households, who are severely overpaying for their housing. Of all households with incomes below the median income, 99,575, or 70 percent, have at least one of the four housing problems.

In addition to the tables below describing housing needs and problems in the HOME Consortia area, please see Table 8 in Appendix B for a summary of the prevalence of cost burden by locality in the County.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The gap between what lower income households can afford, and the median price of homes or rents (an affordability gap) results in households paying more than 30 percent of their income for housing, and in overcrowding.

Of 335,053 households in the HOME Consortia area, there are 142,353 households or 42 percent of all households that are at 100 percent of Area Median Income (AMI) or below. Of these households, nearly 70 percent experience at least one or more housing problems as defined by HUD, with most housing issues experienced disproportionately by renters. Renters make up 35 percent of total households and 50 percent of those experiencing one or more housing problems.

The area of greatest need is among renters in the extremely low-income category: 18,455 households, or 50 percent, experience substandard housing, overcrowding, or cost burden. Of those, 73 percent suffer from a cost burden of greater than 50 percent of income.

Cost burden is a significant issue for homeowners earning less than 100 percent of AMI. Of those with a housing problem, 93 percent are cost burdened; 36.5 percent are paying more than 50 percent of their incomes in housing costs and 56.5 percent are paying more than 30 percent.

Households with at least one person over age 75 make up the largest proportion of extremely-low (18.7%), and low income (18%) households. Households with at least one child under the age of six have the next highest proportion of extremely-low (14.4%) and low income (14%) households.

Note: The acronym of HAMFI used in a table below stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

**Table 5 -- Housing Needs Assessment Demographics**

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	849,600	934,656	10%
Households	318,533	335,041	5%
Median Income	\$0.00	\$0.00	

**Alternate Data Source Name:**

2000 Census, 2007 - 2011 ACS (from CPD Maps)

**Data Source Comments:**

## Number of Households Table

**Table 6 - Total Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	36,760	32,108	43,355	30,130	192,700
Small Family Households *	11,989	11,297	17,059	12,918	107,090
Large Family Households *	3,142	3,968	5,200	3,058	18,593
Household contains at least one person 62-74 years of age	6,832	6,411	8,581	5,711	36,348
Household contains at least one person age 75 or older	7,145	6,877	6,477	4,200	13,413
Households with one or more children 6 years old or younger *	6,759	6,600	8,062	4,833	20,726
* the highest income category for these family types is >80% HAMFI					

**Data** 2007-2011 CHAS  
**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 7 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	545	294	300	290	1,429	134	146	100	135	515
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	430	385	405	60	1,280	125	135	314	95	669
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,725	1,551	1,120	525	4,921	277	419	847	598	2,141
Housing cost burden greater than 50% of income (and none of the above problems)	13,485	6,933	2,355	280	23,053	8,985	6,946	9,485	4,614	30,030

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,270	5,307	8,577	3,594	19,748	1,515	2,997	5,025	6,252	15,789
Zero/negative Income (and none of the above problems)	1,550	0	0	0	1,550	1,165	0	0	0	1,165

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	16,185	9,173	4,180	1,155	30,693	9,525	7,657	10,729	5,429	33,340
Having none of four housing problems	5,063	7,198	13,907	9,034	35,202	3,257	8,050	14,510	14,490	40,307
Household has negative income, but none of the other housing problems	1,550	0	0	0	1,550	1,165	0	0	0	1,165

Data 2007-2011 CHAS

Source:

### 3. Cost Burden > 30%

**Table 9 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,225	6,244	4,898	18,367	2,879	3,389	6,454	12,722
Large Related	2,190	1,965	989	5,144	795	1,478	2,694	4,967
Elderly	4,257	2,433	1,697	8,387	5,277	4,462	3,903	13,642
Other	4,492	3,610	3,784	11,886	1,994	1,094	2,263	5,351
Total need by income	18,164	14,252	11,368	43,784	10,945	10,423	15,314	36,682

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

**Table 10 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,200	3,223	969	10,392	2,729	2,742	4,404	9,875
Large Related	1,890	861	155	2,906	682	1,099	1,555	3,336
Elderly	3,410	1,394	603	5,407	4,024	2,653	2,176	8,853
Other	4,008	2,095	705	6,808	1,915	770	1,739	4,424
Total need by income	15,508	7,573	2,432	25,513	9,350	7,264	9,874	26,488

Data 2007-2011 CHAS  
Source:

## 5. Crowding (More than one person per room)

**Table 11 – Crowding Information - 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,900	1,532	1,314	485	5,231	273	474	722	392	1,861
Multiple, unrelated family households	230	393	175	60	858	129	98	432	308	967
Other, non-family households	40	50	30	55	175	0	0	0	0	0
Total need by income	2,170	1,975	1,519	600	6,264	402	572	1,154	700	2,828

Data Source: 2007-2011 CHAS

**Table 12 – Crowding Information – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	5,778	14,001	45,988	65,767	0	5,759	18,090	23,849

Data Source: 2007-2011 CHAS

### Describe the number and type of single person households in need of housing assistance.

There are 77,851 single-person households in the Contra Costa HOME Consortium. There are 38,112 households with at least one member 75 years or older. Of these households, 54 percent are low-income, and 78 percent are homeowners. Because many elderly live alone, it is probable that many one-person households are elderly. In addition, most of the elderly homeowners live in older homes with deferred maintenance and in need of rehabilitation. See Table 1 in Appendix B for more information on percentages of single-person households (including percentages of single-person households that are headed by a senior) within the County, including individual cities within the County.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 92,148 individuals in the County with a disability. Approximately 38 percent of those living with a disability have an independent living difficulty. Nearly 53 percent of persons with disabilities have an ambulatory difficulty. These individuals are disproportionately low-income and do not have the resources to modify their homes or apartments to improve accessibility.

### **What are the most common housing problems?**

According to Table 6 above, the most common housing problem is a cost burden of greater than 50 percent of household income. Cost burden is an issue for both renters and homeowners across income groups. A Cost burden of over 30 percent is the second most common problem. Less common housing problems include zero/negative income, severe overcrowding, and substandard housing.

### **Are any populations/household types more affected than others by these problems?**

The data indicate that small related families, both renters and homeowners, experience cost burden problems at both the 30 percent and 50 percent of income level to a significantly greater degree than other income groups. The next groups most impacted are elderly homeowners and "other" renters.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Shelter, Inc., a non-profit organization providing services to households who are at risk of becoming homeless provided general information of the at-risk population based on their statistics for fiscal year 2013-14. Of all the "at risk" households served by Shelter, Inc., 69 percent of the households were families with children under the age of 18, and 74 percent of all the households served were racial/ethnic minorities. Nearly 60 percent of all the households served were extremely low-income. Single-parent households made up 45 percent of the total at-risk population, two-parent households made up 25 percent, single adults made up 21 percent, and couples with no children made up 9 percent. See Table 7 in Appendix B for a breakdown of the County's single-parent households by locality and the percentage living in poverty.

Economic issues like the loss of a job or lower income were the top reasons households sought assistance with their rent payments. Reasons for requesting help in 2013-14 were as follows:

27% Income not enough to pay for housing and need to move

21% Lost job or reduced hours at work

12% Illness, injury or death in the family

7% Asked to move by landlord or family

7% Loss of public benefits

4% Foreclosure (3% on tenant's rented unit, 1% on homeowner's unit)

4% Delay in receiving income (e.g. unemployment benefits)

3% Divorce

2% Domestic violence

2% Car Repairs

11% Other reasons such as: rent increase, problems with roommates, paying other necessary bills, etc. (each less than 2%).

The scarcity of affordable housing (paying no more than 30% of income towards rent) is especially acute in California. A person earning minimum wage (\$9.00/hour) in the San Francisco Bay Area has to work the equivalent of 3 full-time jobs to have an income high enough to afford this rent. For the working poor, a temporary job loss, a medical crisis or unexpected car repair may mean choosing between paying the rent and becoming homeless. Recently, rent has been rising more quickly than the pay of low-income households living in Contra Costa County, resulting in an increase in rental housing that is out of reach for those that have very-low to extremely-low incomes.

While rapid re-housing provides formerly homeless families and individuals opportunities to move into housing through assistance with security deposits and rent, once the rental assistance ends, the household will typically pay more than 50% of their income to rent their housing. The demand for Housing Vouchers and affordable housing units typically far outstrips the supply or availability. As a result, families and individuals continue to be at risk of eviction, or are faced with making very difficult decisions in regards to their housing situation, such as living with other friends and relatives, which can lead to an overcrowded housing situation or being forced to move out of the County to more affordable communities out of the County and Bay Area.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The County uses HUD's criteria for definition of "being at-risk of becoming homeless" as its operational definition: The criteria for this definition has three categories: Category 1: Individuals and Families; 2) Unaccompanied Children and Youth; and 3) Families with Children. The criteria definition for each is the following:

**Individuals and Families:**

- (i) Has/have an annual income below 30% of the area median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND
- (iii) Meets one of the following conditions:
  - (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
  - (B) Is living in the home of another because of economic hardship; OR
  - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
  - (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
  - (E) Lives in a Single Room Occupancy (SRO) unit or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
  - (F) Is exiting a publicly-funded institution or system of care; OR
  - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

**Unaccompanied Children and Youth:**

- A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute.

**Families with Children:**

- An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth is living with him or her.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The economic recovery in the Bay Area, especially the very strong job market in Silicon Valley, has resulted in increasing rents throughout the Bay Area. Households who are being priced out of the southern and western portions of the Bay Area are looking for homes to the north and east of Silicon Valley and San Francisco. Rents for high-quality apartments in the County, especially those that are close to major freeways or transit hubs, are rapidly increasing. Typical rent for a two bedroom apartment ranges between \$1,400 and \$2,000 depending on the region of the County. On the high end, Avalon Bay Walnut Creek at Contra Costa Centre has studio apartment rents starting at \$2,190. A very-low income small family can afford to pay \$1,035 in rent.

The gap between market rents and a low income family's ability to pay leads to substantial instability and an increased risk of homelessness. In order to afford rent, families may live in substandard or overcrowded housing.

### **Discussion**

Cost burden numbers show need for additional affordable housing. There are not sufficient resources to meet the need. The expenditure of State bond funds, the elimination of redevelopment, and decreasing allocations of CDBG and HOME funds will severely constrain affordable housing development over the next five years.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. The Contra Costa Consortium has 335,053 households, 142,353 of which have incomes below AMI. The number of households below AMI with a housing problem is 99,575, which represents about 70 percent of below-AMI households. While all racial/ethnic groups at particular income levels experience housing problems, there are three groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income range (0-30 percent AMI) 84 percent of all households have a housing need, while 100 percent of American Indian/Alaska Natives experience a disproportionate need. At the low-income range (30-50 percent AMI), 74 percent of all households experience a housing need, while 88 percent of Black/African American and 85 percent of Hispanics experience a disproportionate housing need. At the moderate-income range (50-80 percent AMI), 64 percent of all households have a housing need, and 83 percent of Pacific Islanders experience a disproportionate housing need. At median income (80-100 percent AMI), 53 percent of all households have a housing need, while both Pacific Islanders (85 percent) and Hispanics (67 percent) experience a disproportionate housing need. For more information on the race/hispanic ethnicity demographic information within the County and individual cities in the County, please see Table 2 and Table 3 in Appendix B. See Maps 1 through 5 in Appendix C for racial/ethnic minority concentrations in the County and the individual HOME Consortium cities.

The four housing problems are 1) lacking a complete kitchen, 2) lacking complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent.

### 0%-30% of Area Median Income

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	29,715	5,373	2,363
White	14,754	3,422	1,252
Black / African American	3,940	494	500
Asian	3,001	488	338
American Indian, Alaska Native	140	0	4
Pacific Islander	185	25	0

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	6,641	824	214

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	24,762	8,626	0
White	12,095	6,032	0
Black / African American	2,394	334	0
Asian	1,858	643	0
American Indian, Alaska Native	160	50	0
Pacific Islander	124	45	0
Hispanic	7,599	1,369	0

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	23,555	13,282	0
White	12,414	8,290	0

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	1,989	768	0
Asian	2,850	1,085	0
American Indian, Alaska Native	84	95	0
Pacific Islander	150	30	0
Hispanic	5,588	2,727	0

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	16,337	14,439	0
White	8,704	9,247	0
Black / African American	1,054	1,198	0
Asian	2,092	1,404	0
American Indian, Alaska Native	45	164	0
Pacific Islander	80	14	0
Hispanic	4,073	2,018	0

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

A disproportionate housing need impacts different minority populations in different income brackets. Of the households in the 0-30 percent of AMI range, 100 percent of American Indian/Alaska Natives have

disproportionate housing problems (there are 140 households in this category or 0.4 percent of all extremely low income households).

Of the households in the 31-50 percent of the AMI range, 87.8 percent (334 households) of the Black/African American, and 84.7 percent (1,369 households) of Hispanic households have a disproportionate housing problem.

Of the households in the 51-80 percent of the AMI range, 83.3 percent (30 households) of the Pacific Islander households have a disproportionate housing problem.

The least affected across all income levels are White households, although 70 percent have a housing need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The number of Contra Costa HOME Consortium households with a severe housing problem is 59,340, which represents about 43 percent of all households below AMI. While all racial/ethnic groups experience housing problems at particular income levels, there are three groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income range (0-30 percent AMI), 81 percent of all households have a severe housing need, and 88 percent (185 households) of Pacific Islanders experience a disproportionate need. At the low-income range (30-50 percent AMI), 48 percent of all households experience a housing need, while 58 percent of Hispanics experience a disproportionate severe housing need. At the moderate-income range (50-80 percent AMI), 32 percent of all households experience a housing need, while 46 percent of Pacific Islanders experience a disproportionate housing need. At the median income range (80-100 percent AMI), 20 percent of all households have a housing need, and an incredible 74 percent of Pacific Islanders experience a disproportionate severe housing need.

### 0%-30% of Area Median Income

**Table 17 – Severe Housing Problems 0 - 30% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	25,010	10,080	2,363
White	12,244	5,912	1,252
Black / African American	3,145	1,294	500
Asian	2,576	930	338
American Indian, Alaska Native	115	25	4
Pacific Islander	185	25	0
Hispanic	5,816	1,652	214

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	16,142	17,236	0
White	7,557	10,580	0
Black / African American	1,608	1,130	0
Asian	1,264	1,247	0
American Indian, Alaska Native	115	95	0
Pacific Islander	84	85	0
Hispanic	5,214	3,774	0

**Data** 2007-2011 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

**Table 19 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	11,869	24,960	0
White	5,974	14,703	0
Black / African American	774	1,979	0
Asian	1,635	2,316	0
American Indian, Alaska Native	29	150	0
Pacific Islander	80	100	0
Hispanic	3,204	5,127	0

**Data** 2007-2011 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

**Table 20 – Severe Housing Problems 80 - 100% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,319	24,449	0
White	2,928	15,018	0
Black / African American	490	1,763	0
Asian	942	2,558	0
American Indian, Alaska Native	0	209	0
Pacific Islander	70	24	0
Hispanic	1,735	4,356	0

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Severe housing needs disproportionately impacts below moderate income Pacific Islanders (64 percent, 419 households). However, 28,703 White and 15,969 Hispanic below moderate income households are experiencing at least one severe housing impact. As incomes increase, both the percentage and number of households experiencing a severe housing impact decreases.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Cost burden is defined as paying more than 30 percent of a household's income for housing. Severe cost burden is paying more than 50 percent of the household income for housing costs. In Contra Costa, 44 percent of all households are either cost burdened, or severely cost burdened. Pacific Islanders (473 households, or 37 percent) have a disproportionate cost burden. Both Black/African Americans (6,459 households, 28.8 percent) and Hispanics (14,343 households, 28.9 percent) experience disproportionate severe cost burden.

### Housing Cost Burden

**Table 21 – Greater Need: Housing Cost Burdens AMI**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	180,725	82,472	63,933	2,408
White	125,795	47,749	33,584	1,297
Black / African American	8,990	6,460	6,459	500
Asian	21,049	10,424	7,239	343
American Indian, Alaska Native	669	373	260	4
Pacific Islander	454	473	345	0
Hispanic	19,833	15,217	14,343	214

**Data** 2007-2011 CHAS  
**Source:**

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

There are 29,715 households with incomes at or less than 30 percent of the AMI with a housing problem. American Indians, Alaska Natives (140 households) have a disproportionate need. There are 24,762 households with incomes between 30 and 50 percent of the AMI with a housing problem. Black/African American (2,394 households) have a disproportionate need. There are 23,555 households with incomes between 50 and 80 percent of the AMI with a housing problem. Pacific Islanders (150 households) have a disproportionate need.

There are 25,010 households with incomes at or less than 30 percent of the AMI with a severe housing problem. Pacific Islanders (185 households) have a disproportionate need. There are 16,142 households with incomes between 30 and 50 percent of the AMI with a housing problem. Hispanics (5,214 households) have a disproportionate need. There are 11,869 households with incomes between 50 and 80 percent of the AMI with a housing problem. Pacific Islanders (80 households) have a disproportionate need.

**If they have needs not identified above, what are those needs?**

[potential responses - fair housing, evictions/foreclosures, rent increases, neighborhood safety, survey results]

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Based on the number of household affected, Hispanic and Black/African American households are more affected by disproportionate need. Countywide, the population is 24 percent Hispanic and 8.8 percent Black/African American. The cities/communities with more than the Countywide percentage of Hispanic households are Antioch, Concord, Brentwood, Pinole, Richmond, North Richmond, Montalvin Manor, San Pablo, and Bay Point. The cities/communities with more than the Countywide percentage of Black/African American households are Antioch, Hercules, Pinole, Pittsburg, Richmond, North Richmond, San Pablo, and Bay Point. See Tables 2 and 3 in Appendix B and Maps 1 through 5 in Appendix C for more information.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

There are two Housing Authorities in the Contra Costa Consortia area: the Housing Authority of Contra Costa County (HACCC) and the Pittsburg Housing Authority. The HACCC has jurisdiction throughout the County with the exception of the cities of Pittsburg and Richmond. The mission of the HACCC is to provide high quality affordable housing solutions and promote self-sufficiency for low-income people of Contra Costa County. The HACCC provides rental subsidies and manages and develops affordable housing for low income families, seniors and persons with disabilities in Contra Costa County. The HACCC administers 1,168 public housing units in 14 developments from as far west as San Pablo to as far east as Brentwood. The Pittsburg Housing Authority manages a housing choice voucher program. The City of Richmond also has its own Housing Authority, but the City of Richmond is not part of the Contra Costa County HOME Consortia.

HACCC has 2,737 applicants on the Housing Voucher waiting list and 2,045 applicants on the public housing waiting list.

### Totals in Use

**Table 22 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	983	7,394	194	7,112	77	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**  
Contra Costa Housing Authority

**Data Source Comments:** Mod-Rehab - 28Public Housing Units - 1,174(Number of Accessible Units - 28)Total Vouchers - 6,518Project Based - 302 (including 5 for HOPWA)Tenant Based - 6,212Veterans Affairs Supportive Housing - 0Family Unification Program - 18Disabled - 0Shelter Plus Care (administered on behalf of County COC) - 331

## Characteristics of Residents

**Table 23 – Characteristics of Public Housing Residents by Program Type**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	22	0	0	22	0
# of Elderly Program Participants (>62)	0	0	299	1,568	141	1,416	10	0
# of Disabled Families	0	0	378	2,111	15	2,047	45	0
# of Families requesting accessibility features	0	0	983	7,394	194	7,112	77	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

## Race of Residents

**Table 24 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	437	2,740	99	2,599	39	0	0
Black/African American	0	0	449	3,986	52	3,892	36	0	0
Asian	0	0	67	521	27	492	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	19	64	1	62	1	0	0
Pacific Islander	0	0	11	83	15	67	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	189	667	26	636	4	0	0
Not Hispanic	0	0	794	6,727	168	6,476	73	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Twenty-five percent of the applicants on the HACCC waiting list are noted as having a disability. Not all applicants disclose their disability, or the accommodations that they need. Ten percent of the applicants have requested accommodations for the hearing impaired. One percent of the applicants need units appropriate for persons with mobility impairments.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

There are 2,737 households on the HACCC Housing Voucher waiting list. Of those, 704 (25.7 percent) are noted as having a disability. An additional 39 (1.4 percent) are listed as elderly and disabled. There are 263 applicants who have requested accommodations for the hearing impaired. Twenty applicants have declared they are in need of accommodations for mobility impairments. There are 2,045 applicants on the public housing waiting list with 162 (8 percent) noted as having a disability. Forty-one of the families on the waiting list are requesting accessibility features.

**How do these needs compare to the housing needs of the population at large**

Compared to the population at large, there is a disproportionate number of persons with disabilities on the HACCC Housing Voucher waiting list. Countywide, approximately ten percent of the population has a disability (See Table 4 in Appendix B). Over 25 percent of those on the HACCC Housing Voucher waiting list have a disability. Of those with disabilities, 52.8 percent have an ambulatory disability, 38.6 have an independent living disability, 35.9 percent have a cognitive difficulty, and 27.2 percent have a hearing difficulty. The HACCC Housing Voucher waiting list does not have any applicants that have sought housing to accommodate cognitive or independent living needs. This may be that the applicants have not reported their specific disabilities, or persons with these disabilities are not seeking housing voucher or public housing assistance.

**Discussion**

There is a significant need in Contra Costa County for housing affordable to families with extremely low-income. There is a disproportionately high number of applicants with disabilities on the housing voucher waiting list indicating a lack of appropriate housing for low-income persons with disabilities. Many of these applicants have additional challenges such as a lack of job skills, inconsistent or no income, mental illness, or substance abuse.

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

The Contra Costa Continuum of Care conducted a count of sheltered and unsheltered homeless persons in the County in January 30, 2013. The tally of total sheltered and unsheltered persons was 3,798. The tables below provide a summary of sub-populations of the 2013 count, with one exception. The "Nature and Extent of Homelessness by Race" table and "Nature and Extent of Homelessness by Racial and Ethnic Group" narrative is based on 2014 Point-In-Time Count information as this was the first year that race and ethnicity information was required as part of the Point-In-Time Count questions. Because of the limitations of the count methodology, certain groups and/or persons may have been undercounted.

**Table 26 - Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	858	1,423	298	248	675
Persons in Households with Only Children	13	11	78	21	2	9
Persons in Households with Only Adults	1,316	1,161	4,805	2,049	600	1,179
Chronically Homeless Individuals	573	141	1,584	431	253	1,095
Chronically Homeless Families	9	8	88	36	24	615
Veterans	135	53	507	256	123	607
Unaccompanied Child	13	11	75	21	2	9
Persons with HIV	10	4	69	23	6	1,683

**Alternate Data Source Name:**

2013 Point-In-Time Count

**Data Source Comments:**

The 2013 Point-In-Time Count was the most recent Count that included a count of unsheltered and sheltered individuals/families.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data is available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness." Please see the table above for information on those categories.

## Nature and Extent of Homelessness: (Optional)

**Table 27 - Nature and Extent of Homelessness**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	257	0
Black or African American	245	0
Asian	7	0
American Indian or Alaska Native	77	0
Pacific Islander	10	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	171	0
Not Hispanic	509	0

**Alternate Data Source Name:**

2014 Point-In-Time Count

**Data Source**

The 2014 Point-In-Time Count was the first time HUD required race/ethnicity information for the Point-In-Time

**Comments:**

Count.

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

It is estimated that there are 1,150 families in need of housing assistance. The estimate of veteran families in need of housing assistance is 100. These estimates are based on the 2013 HMIS data for number of families with children and number of veteran families served with housing assistance in 2013. The actual 2013 HMIS data for these categories are the following:

- Total number of families with children served in 2013: 1,144
- Total number of veteran families served in 2013: 93

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The information regarding nature and extent of homelessness by racial and ethnic group comes from the 2014 Point-In-Time Count for the County. HUD did not start requiring race/ethnicity information for the homeless population until the 2014 Point-In-Time Count. The racial/ethnic breakdown of the County's homeless population is the following:

- Black/African-American: 38 percent
- Hispanic/Latino: 36 percent
- White: 20 percent
- Multi-racial: 6 percent

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2013 Point-in-Time Count concluded that there were three household types identified during the count: 1) Families; 2) Single Adults; and (3) Unaccompanied Youth. Based on the 2013 Point-In-Time tally, Families with children were primarily sheltered. Single Adults make up 65 percent of the overall total homeless population (sheltered and unsheltered). Based on the 2013 count, over one-third of the homeless persons tallied were unsheltered and the overwhelmingly majority of those unsheltered were Single Adults. The 2013 tally indicated that Single Adults make up 97% of the total unsheltered homeless population in the County.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. These groups include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, and victims of domestic violence. HUD also requires an analysis of the needs of persons with HIV/AIDS and their families.

Some of the housing needs and the various social service needs have been addressed by the County and other County Consortium jurisdictions by funding various activities used to meet multiple needs. The County Consortium jurisdictions have provided HOME, CDBG, and ESG funds on various housing and public service activities that serve various non-homeless special needs populations throughout County Consortium area. The City of Oakland is the HUD grantee for HOPWA and distributes funds to Contra Costa County on a formula basis. The County administers these funds on behalf of the unincorporated County and its cities. The County has provided HOPWA funds for acquisition, rehabilitation and new construction of housing, supportive services, housing information services, and certain other housing related activities for low-income persons living with HIV/AIDS throughout the County Consortium area.

### **Describe the characteristics of special needs populations in your community:**

**Elderly/Frail Elderly:** According to 2010 U.S. Census Data, the population of seniors 65 and older from 2000 to 2010 increased from 107,272 to 130,432 in Contra Costa County, an increase of 21.5 percent. According to the American Community Survey (2008-12), 21.3 percent of households were headed by seniors. The three jurisdictions with the largest share of senior households are Walnut Creek (37.5 percent), Moraga (33.3 percent), and Orinda (30.9 percent) (ACS Data 2008-2012). Of the total County's senior population, nearly 35 percent have a disability limitation. Of all the jurisdictions in the County, San Pablo (51.1 percent), Pittsburg (46 percent), and Oakley (46.2 percent) have the highest share of senior populations living with disabilities. Please see Table 5 in Appendix B for more details on the Senior population in the County and individual cities within the County.

**Persons with Disabilities:** Approximately 10 percent of Contra Costa County's population has a disability. Of the jurisdictions in Contra Costa County, Antioch, Pittsburg, and Pinole have the greatest share of the persons with a disability, each reporting 12 percent or more of their total population. San Ramon (5 percent) has the smallest share of persons with a disability, followed by Clayton (6.4 percent). Table 4 in Appendix B presents data from the 2008-2012 American Community Survey for persons with disabilities in the County and individual cities within the County.

**Alcohol/Other Drug Abuse:** Although there is no absolute number of the total population in the County that suffer from alcohol/other drug abuse, it is estimated that 8.7 percent of those who are between the ages of 12 and 17 years of age in Contra Costa County have a dependence on illicit drugs or alcohol within a twelve month period. It is estimated that approximately 21 percent of the population between

the ages of 18 and 25 years of age have a dependence on illicit drugs or alcohol within a twelve month period. The lowest estimated percentage share of the population who have a dependence on illicit drugs or alcohol is with those who are 26 years and older, estimated at 7.13 percent of that age group. County AOD reported that from 2010 to 2013, 1,582 persons between the ages of 12 and 18 years of age were admitted to County-funded substance use disorder treatments. During that same time period, 9,060 persons between 19 and 54 years of age were admitted to County-funded substance use disorder treatments and 889 persons who were 55 years of age or older entered into County-funded treatment.

**Victims of Domestic Violence:** Domestic violence is one the most underreported crimes in the County and in the nation. One organization providing domestic violence related services, STAND! For Families Free of Violence (STAND) based in Concord, received a total of 5,780 phone calls to their crisis line between July 2012 and June 2013. During the same time period, STAND also provided shelter to 180 women and their children who were victims of domestic violence and provided in-person services (non-shelter related) to approximately 10,000 victims of domestic violence. Between 2012 and 2013, STAND received the greatest number of calls to their crisis line from residents of Antioch, Concord, Richmond, and Pittsburg. In 2012 (the most recent year for which statistics are available), there were 3,286 domestic violence calls for assistance to law enforcement in Contra Costa County (countywide), and 839 of those involved weapons. There were 2,976 domestic violence related law enforcement reports received by the County District Attorney's Office in 2012, and 2,449 in 2013.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Due to the circumstances of the special needs groups identified in this section, many have difficulty maintaining housing, finding affordable housing, and accessing various supportive services to maintain or improve their quality of life. The County and the Consortium Cities support a variety of housing services and supportive services including, but not limited to, the following providers:

- STAND! (Shelter and Supportive Services to victims of domestic violence)
- Community Violence Solutions (Supportive Services to youth who are victims of domestic violence)
- Shelter, Inc. (Shelter and supportive services to various Special Needs populations)
- Bay Area Legal Services (Legal services to various Special Needs populations)
- Contra Costa Senior Legal Services (Legal Services to Elderly/Frail Elderly)
- Meals On Wheels - Senior Outreach Services (Supportive Services to Elderly/Frail Elderly)
- Contra Costa Ombudsman (Supportive Services to Elderly/Frail Elderly and Persons with Disabilities)
- Lion's Center for the Visually Impaired (Supportive Services to Persons with Disabilities)
- Court Appointed Special Advocates (Supportive Services to Neglected/Abused Children)

- Rainbow Community Center (Supportive Services to Persons Living with HIV/AIDS and Elderly/Frail Elderly)
- Contra Costa Health Services Department (Supportive Services to Persons with Alcohol and Other Drug Addictions)

The needs of the special needs populations were determined by consulting with many of the service providers noted above. In addition, a "Community Needs" survey was conducted and sent to various stakeholders, public agencies, non-profit agencies, and residents to identify the top priorities for these special needs populations in the County Consortia area. The survey asked those to consider populations that are in need. "Non-Homeless Special Needs" populations ranked the highest. Victims of Domestic Violence, Elderly/Frail Elderly, and Persons with Disabilities ranked the highest within the sub-populations of the overall Non-Homeless Special Needs population. The survey also asked those to consider services to low-income individuals/households. The weighted score of the responses to this question had services to "Non-Homeless Special Needs" populations ranking the highest.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Throughout many communities, persons living with HIV/AIDS risk losing their housing, due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to HIV/AIDS related illnesses. Due to these factors, persons living with HIV/AIDS are presumed to have low- to moderate-incomes by HUD. In addition to housing needs, persons with HIV/AIDS may also have additional needs to maintain their health, such as food/nutritional services and counseling services.

Persons with HIV/AIDS are another group especially adversely impacted by decreases in public benefits and public health services. Reductions in funding for in-home support services, meal delivery services, and bill paying assistance services, among others, have increased the need among persons with HIV/AIDS for financial assistance, food banks, nursing home care, emergency room visits, and paratransit services.

The Centers for Disease Control and Prevention (CDC) estimates that more than one million Americans are living with HIV/AIDS. As of December 31, 2012 there were 1,290 Contra Costa County residents living with AIDS (255 females and 1,035 males). There were also 693 Contra Costa County residents who were living with a positive HIV test (112 females and 581 males).

Broken down by County region (west, central, east Contra Costa County), the following persons were living with HIV/AIDS as of December 31, 2012:

West Contra Costa County: 704 Persons

Central Contra Costa County (including Concord and Walnut Creek): 784 Persons

East Contra Costa County (including Antioch and Pittsburg): 479 Persons

Other (no specific Region): 16 persons

**Individual Consortia Jurisdictions (minus the County)**

Antioch: 184 Persons

Concord: 282 Persons

Pittsburg: 165 Persons

Walnut Creek: 168 Persons

**Discussion:**

Overall, special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence, and persons living with HIV/AIDS live throughout the County Consortia area. Due to their special needs and/or circumstances, they have difficulty accessing affordable housing and various services. Many are presumed to be low-income, as it becomes difficult obtaining employment due to their special needs or circumstances. The lack of income tends to create obstacles in finding affordable housing, transportation, and many medical and social services that can affect their quality of life. Given that these special needs populations have various obstacles to accessing housing and various services, all the County Consortia jurisdictions will continue to provide CDBG, HOME, ESG, and HOPWA funds to various housing activities, public facility improvement activities, and public service activities that improve the quality of life for the various non-homeless special needs populations, as is addressed in the Strategic Plan section of this Consolidated Plan.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

There is continuing need within the County for public facilities to serve growing populations in special-needs areas or to rehabilitate aging facilities. Many low- and moderate-income areas (low-mod areas) in the County are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair. Many of these areas are located where CDBG infrastructure and capital improvement funding can be concentrated for maximum leveraging opportunities to provide the greatest impact to the largest number of residents.

### **How were these needs determined?**

The County consulted with County and City government departments including Parks and Recreation Departments, Neighborhood Advisory Committees, Planning and Economic Development Departments, among others, and solicited input from the public and elected officials on public facility needs. The County conducted a "Community Needs" survey (web-based and in-person survey) that was provided to a wide range of County and City agencies, nonprofit organizations, and private citizens, to establish non-housing community development needs, such as public facilities. Improvements to public facilities ranked high as a result of the survey. In addition, the County held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.

### **Describe the jurisdiction's need for Public Improvements:**

There is a continuing need within the County for Public Improvements or Public Infrastructure. Many of the older neighborhoods in the County do not have adequate sidewalks, curbs/gutters, proper drainage, utilities, etc., or they suffer from old age, heavy use, or deferred maintenance which makes the existing infrastructure inefficient and/or unreliable and in need of repair or replacement. Infrastructure improvements along transit corridors, in conjunction with housing development and community facilities in designated neighborhoods, has been proven to lead to increased opportunities for low-mod residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

### **How were these needs determined?**

The County consulted with various departments within the County and Cities within the County, including Public Works Departments, Neighborhood Advisory Committees, Planning and Economic Development Departments, among others, and solicited input from the public and elected officials on public facility needs. The County conducted a "Community Needs" survey (web-based and in-person survey) that was provided to a wide range of County and City agencies, nonprofit organizations, and private citizens, to establish non-housing community development needs, such as public facilities.

Improvements to public infrastructure ranked high as a result of the survey. The County also held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section. In addition, on February 1, 2012, per Assembly Bill AB 26, all redevelopment agencies throughout the State of California were dissolved. Due to the dissolution of redevelopment and the corresponding depletion of local tax increment dollars, there is less funding for capital improvement projects. Through this State action, a significant source of leverage funding was lost and the project pipeline has been reduced considerably.

### **Describe the jurisdiction's need for Public Services:**

There is continuing need within the County for public services to serve low-income populations and areas within the County, in which access to services may be limited due to being low-income or due to circumstances of being part of a special need population. This includes the elderly/frail elderly, at-risk youth, persons with physical and developmental disabilities, those who are homeless or at risk of being homeless, persons with HIV/AIDS, and victims of domestic violence. The provision and access to a variety of services is imperative to assist low-income residents and families within the County with the various obstacles they encounter due to their economic situation.

### **How were these needs determined?**

The County consulted with various public and private agencies providing essential services to low-income families and individuals throughout the County. Many non-profit agencies that provide essential services to low-income families and individuals participated in completing the "Community Needs" survey that the County Consortium conducted. The provision of Public Services to low-income individuals and families ranked high in demand, with support to "Special Needs Populations" (i.e. Victims of Domestic Violence, Persons with Disabilities, Seniors/Elderly) ranking the highest. In addition, the County held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Contra Costa County encompasses several housing sub-markets, which are determined by a combination of topography, historical development patterns, and social and economic phenomena. In general, the County can be divided into three primary subregions -- West, Central, and East. West County is urbanized with a developed industrial base. Central County is a developed urbanized area with extensive office and light industrial development. East County has historically been primarily agricultural but is now experiencing considerable residential development. Map 1 in Appendix D illustrates the geographic relationship between the cities, towns and the unincorporated areas within the subregions of the County.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

Single-family homes are the predominant housing type in the County at 68 percent of all housing units. Multi-family units account for nearly 30 percent of the housing units, while the remaining 2 percent are mobile homes. Although home prices are more affordable in Contra Costa County than in most areas in the Bay Area, housing affordability is still an important issue affecting many residents in the County. Forty-four percent of lower- and moderate-income households spend more than one-third of their incomes on housing costs. This level of housing payment is typically considered as burdensome to lower- and moderate-income households and suggests that income growth has not kept pace with the increase in housing costs.

The County has a very high homeownership rate with homeowners making up 67 percent of all households, and renters are 33 percent of the households. For more detailed tenure information (including information on vacancy rates and the age of the housing stock) broken down by locality, please see Table 10 in Appendix B.

Single family detached homes typically have three or bedrooms. While most rental units are two-bedroom (38%) followed by three bedroom (33%) and one-bedroom (25%) units. Approximately 11 percent of the County's housing stock is rental units with three or more bedrooms.

### All residential properties by number of units

Table 28 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	242,248	68%
1-unit, attached structure	28,940	8%
2-4 units	22,193	6%
5-19 units	27,457	8%
20 or more units	30,111	8%
Mobile Home, boat, RV, van, etc	7,187	2%
<b>Total</b>	<b>358,136</b>	<b>100%</b>

Data Source: 2007-2011 ACS

### Unit Size by Tenure

Table 29 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	407	0%	3,479	3%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	4,712	2%	25,229	25%
2 bedrooms	35,201	15%	38,489	38%
3 or more bedrooms	193,837	83%	33,687	33%
<b>Total</b>	<b>234,157</b>	<b>100%</b>	<b>100,884</b>	<b>99%</b>

Data Source: 2007-2011 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Over the past 15 years, the County has targeted its housing funds to extremely-low and very-low income renter households and homeowners. Funds for rental programs have included both new construction and rehabilitation of existing housing. Homeowner programs include both first-time homebuyer programs, typically Habitat for Humanity projects, and owner-occupied rehabilitation. In addition, CDBG funds have been used to purchase and improve the Central County shelter, to construct respite housing for medically fragile homeless individuals, construct a residential substance abuse treatment facility, and rehabilitate group homes. Please see Maps 1 through 4 and Maps 5 through 9 in Appendix E for information on where Low-Income Housing Tax Credit Properties and HUD-Assisted Multifamily Housing Properties are located in the County and the individual HOME Consortium cities.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Contra Costa County has affordable rental stock which is owned by non-profit housing developers. These owners are mission driven to maintain their units as affordable housing in perpetuity. Therefore, even though many projects face expiring use contracts, the non-profit owners generally restructure the financing, rehabilitate the project, and continue to provide affordable housing.

There is a risk of affordable units converting to market rate that were financed with (NEED TO COMPLETE).

**Does the availability of housing units meet the needs of the population?**

Based on the low incidence of overcrowding, it appears that the availability of housing units is adequate to meet the needs of the population. However, because the census did not count household members who had not lived at an address for at least three months [*confirm with Kristine*], the count likely missed 'couch surfers' and individuals who are not on the tenant lease.

As shown by the high incidence of cost burden (66 percent of all low-income households), there are not enough *affordable* units.

**Describe the need for specific types of housing:**

The greatest need for housing is affordable apartment units. Single family homes make up nearly 80 percent of the County's housing stock. Multi-family (15.7 percent) and mobile homes (4.5 percent) make up the remainder of housing units. The median home price is \$473,000 (November 2014), which is not affordable to households earning less than 120 percent of the median income. The median rent (November 2014) is \$2,000. This rent is not affordable to households earning less than the median income.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Contra Costa County has nearly recovered from the Great Recession. In 2008 at the peak of the foreclosure crisis, 11,679 homes were lost through foreclosure. In 2014, 834 homes were lost through foreclosure. While some communities have recovered more quickly than others, all areas have seen increases in home values and rents. Zillow.com reports that home values have increased by 9.9 percent in the last year and are estimated to increase by 4 percent in the next year. However, prices have not returned to the pre-recession highs.

### Cost of Housing

Table 30 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2014	% Change
Median Home Value	384,000	473,000	23%
Median Contract Rent	1,970	2,300	17%

**Alternate Data Source Name:**

Contra Costa County Price and Rent Values

**Data Source Comments:**

Table 31 - Rent Paid

Rent Paid	Number	%
Less than \$500	9,814	9.7%
\$500-999	22,342	22.2%
\$1,000-1,499	36,989	36.7%
\$1,500-1,999	20,500	20.3%
\$2,000 or more	11,239	11.1%
<b>Total</b>	<b>100,884</b>	<b>100.0%</b>

Data Source: 2007-2011 ACS

### Housing Affordability

Table 32 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,778	No Data
50% HAMFI	14,001	5,759
80% HAMFI	45,988	18,090
100% HAMFI	No Data	30,202
<b>Total</b>	<b>65,767</b>	<b>54,051</b>

Data Source: 2007-2011 CHAS

## Monthly Rent

Table 33 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	892	1,082	1,361	1,901	2,332
High HOME Rent	892	1,082	1,347	1,547	1,706
Low HOME Rent	818	876	1,052	1,215	1,356

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

(Kara to answer)

## How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of both for-sale and rental housing is rapidly declining. Contra Costa home prices have increased by 23 percent in the last five years, and rents have increased by 17 percent in the same period. According to Zillow.com, prices are higher in the San Francisco Metro area than in Contra Costa County. The median home price in the metro area is \$697,500 vs \$473,000 in Contra Costa County. The metro area median rent is \$2,750 versus \$2,000 in Contra Costa County. The Center for Continuing Study of the California Economy reports that the Oakland metro area (including Contra Costa County) added 8,700 new jobs in November. The increasing number of jobs, and low affordability in surrounding communities, will result in increasing prices, and decreasing affordability in Contra Costa.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The 2014 Low HOME rent for a two-bedroom apartment is \$1,035. The High HOME rent is \$1,345. In some communities (such as North Richmond, and Bay Point) the High HOME rent is close to the market rent. However, the Low HOME rent is well below market rents in all areas of the County. Due to the high cost of construction and the continual cuts to the CDBG and HOME programs, it may be more feasible over the next five years to preserve existing affordable housing than to construct new affordable housing. This approach will assist those already housed, but will not be able to assist cost burdened households.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

Maintenance and improvements of current housing stock is an important component of an overall housing strategy. The cost to maintain existing housing is significantly less than constructing new units. Homes, including older homes, in the more affluent areas of the County are well maintained. Older homes in lower income neighborhoods have deferred maintenance that include items such as roof, foundation, electrical, plumbing, and heating repairs. In addition, older neighborhoods have failing infrastructure such as sewer and water service. Nearly half of the homes in the County are more than 35 years old.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Contra Costa uses the HUD definition of "substandard condition: Lacks complete kitchen or plumbing facilities." In addition, the County's owner-occupied rehabilitation program considers code violations to be substandard housing, and incipient conditions to be precursors to substandard housing.

"Substandard condition but suitable for rehabilitation" includes repair and replacement of code violations and incipient conditions. Homes that are not suitable for rehabilitation are those suffering from extensive damage from fire, flood, or other structural damage that requires demolition and/or reconstruction of a significant portion of the building.

### Condition of Units

Table 34 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	96,682	41%	49,435	49%
With two selected Conditions	2,779	1%	5,265	5%
With three selected Conditions	91	0%	113	0%
With four selected Conditions	37	0%	0	0%
No selected Conditions	134,568	57%	46,071	46%
<b>Total</b>	<b>234,157</b>	<b>99%</b>	<b>100,884</b>	<b>100%</b>

Data Source: 2007-2011 ACS

### Year Unit Built

Table 35 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	29,189	12%	11,359	11%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	68,870	29%	30,635	30%
1950-1979	113,750	49%	47,997	48%
Before 1950	22,348	10%	10,893	11%
<b>Total</b>	<b>234,157</b>	<b>100%</b>	<b>100,884</b>	<b>100%</b>

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Table 36 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	136,098	58%	58,890	58%
Housing Units build before 1980 with children present	18,554	8%	9,224	9%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

Table 37 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,627	0	5,627
Abandoned Vacant Units	0	0	0
REO Properties	132	0	132
Abandoned REO Properties	0	0	0

Alternate Data Source Name:

USPS Vacant Unit Data, Foreclosure Radar

Data Source Comments:

## Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Three percent of the County's housing stock are vacant units. This represents a fairly strong market where vacancies are a result of move in/move out of apartments, and home sales. This vacancy rate indicates that few, if any, homes are abandoned. In the current market, even the most dilapidated properties are either demolished and rebuilt, or renovated and returned to the market.

Current rehabilitation needs include general maintenance including roof repair and replacement, window replacement and upgrades, plumbing and electrical improvements, foundation repair, siding repair (moisture barrier), and accessibility improvements.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

There are 195,000 homes and apartments that were built prior to 1978 and could have lead-based paint. This represents 59 percent of the County's housing stock. Low and moderate income families are more likely to live in older housing, which is generally less expensive than newly built homes. Half of all older housing, or 97,500 units could be occupied by lower-income households. However, not all housing built prior to 1978 contains lead paint. Homes built prior to 1950 are more likely to contain lead paint. There are 33,241 homes that were built in 1950 or earlier.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

There are two Housing Authorities in the Contra Costa Consortium: the Housing Authority of Contra Costa County (HACCC) and the Pittsburg Housing Authority. The HACCC has jurisdiction throughout the County with the exception of the cities of Pittsburg and Richmond. The mission of the HACCC is to provide high-quality affordable housing solutions and promote self-sufficiency for low-income people of Contra Costa County. The HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors and persons with disabilities in Contra Costa County. The HACCC administers 1168 public housing units in 14 developments from as far West as San Pablo to as far East as Brentwood. The Pittsburg Housing Authority manages a housing choice voucher program. Maps 1 through 5 in Appendix F indicate areas of Section 8 voucher concentration within the County and the individual Consortia cities.

### Totals Number of Units

**Table 38 – Total Number of Units by Program Type**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,350	15,640	438	13,128	662	370	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Alternate Data Source Name:**

Contra Costa Housing Authority

**Data Source Comments:** Mod-Rehab - 28Public Housing Units - 1,174(Number of Accessible Units - 28)Total Vouchers - 6,518Project Based - 302 (including 5 for HOPWA)Tenant Based - 6,212Veterans Affairs Supportive Housing - 0Family Unification Program - 18Disabled - 0Shelter Plus Care (administered on behalf of County COC) - 331

**Describe the supply of public housing developments:**

In progress

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The HACCC administers 1168 public housing units in 14 developments from as far West as San Pablo to as far East as Brentwood. In general, the units are in good condition; however, there are two developments with below average inspection scores. The Las Deltas project in North Richmond, and El Pueblo in Pittsburg both have substantial rehabilitation needs. The HACCC is seeking funds from HUD for Las Deltas. It will also seek funds for El Pueblo.

## Public Housing Condition

Table 39 - Public Housing Condition

Public Housing Development	Average Inspection Score
Bridgmont, Antioch, 36 units	81
Elder Winds, Antioch, 100 units	81
Casa de Serena, Bay Point, 50 units	87
Los Nogales, Brentwood, 44 units	70
Alhambra Terrace, Martinez, 52 units	79
Hacienda, Martinez, 50 units	79
Los Arboles, Oakley, 30 units	70
Casa de Manana, Oakley, 40 units	70
El Pueblo, Pittsburg, 176 units	57
Las Deltas, North Richmond, 211 units	61
Bayo Vista, Rodeo, 244 units	70
Kidd Manor, San Pablo, 41 units	89
Vista del Camino, San Pablo, 100 units	89

### Bridgmont, Antioch

Extraordinary Maintenance (window, electrical, flooring upgrades and restoration.

### Elder Winds, Antioch

Select Unit Modernization (foundation restoration, fire damage, and plumbing infrastructure restoration)

### Casa de Serena, Bay Point

Exterior Lighting Upgrades

### Los Nogales, Brentwood

Unit Interior Electrical System Upgrades

### Alhambra Terrace, Martinez

Site Electrical System Upgrade

### Hacienda, Martinez

Non-routine & Extraordinary Maintenance work items  
(window, electrical and flooring upgrades or replacement)

**Los Arboles, Oakley**

Select Unit Modernization (foundation, fire damage reconstruction, plumbing infrastructure rehab)

**Casa de Manana, Oakley**

Non-routine & deferred maintenance (window, electrical, flooring replacement)

**El Pueblo, Pittsburg**

Exterior Lighting Upgrades

**Las Deltas, North Richmond**

Non-routine & Deferred Maintenance (window, electrical, flooring upgrades & replacement)

**Bayo Vista, Rodeo**

Select Unit Modernization (Reconstruction of fire damage units, plumbing infrastructure reconstruction throughout development)

**Kidd Manor, San Pablo**

Non-routine & Extraordinary Maintenance (window, electrical upgrades, flooring replacement)

**Vista del Camino, San Pablo**

Playground upgrades.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Public housing modernization projects are based upon a 2011 physical needs assessment (PNA) performed by EMG Corporation. HUD requires Housing Authorities to conduct a physical needs assessment every five years. Based on the 2011 PNA, HACCC has approximately \$14.2 million in immediate capital and modernization needs. While the level of need at individual properties varies, all developments face significant, age-related infrastructure and modernization needs. As with most housing authorities, funding does not match need. HACCC received only \$1.6 million in Capital Funds for federal FY 2014-15.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The HACCC utilizes approximately \$1.6 million annually in Capital Funds to provide a variety of physical and social improvements at all its properties. A sample of specific improvements include modernization and rehabilitation of vacant units at three of the Authority's sites, rehabilitation of building foundations at another site and replacements and upgrades of exterior safety lighting at several sites. HACCC has also begun a study to determine what other funding sources, if any, are available to provide funding that would address the outstanding short- and long-term capital needs of each individual property.

HACCC has a pending RAD application with HUD that would provide for the removal of 90 vacant and dilapidated units at the agency's Las Deltas public housing sites in North Richmond. If approved, the RAD application would provide replacement funding that could be used to project-base new units or rehabilitate existing units. Additionally, HACCC is preparing a disposition application to HUD for Las Deltas. If approved for RAD, the disposition application will cover all remaining units at the Las Deltas public housing sites in North Richmond. If HACCC is not approved for RAD, either due to the fact that Congress does not give HUD the additional authority needed to include new units in the demonstration or due to a deficiency in the agency's application, then HACCC will seek removal of all public housing units at Las Deltas in North Richmond. If Las Deltas is removed from the public housing inventory, HACCC will seek replacement vouchers. If awarded, HACCC will seek to project-base these vouchers in order to fund new affordable housing units via construction or rehabilitation. HACCC may also using the project-based vouchers to rehabilitate and preserve existing affordable housing units.

In addition to improving the physical condition of resident's living environments, HACCC continues to fund safety activities beyond the base services provided by local law enforcement.

**Discussion:**

The HACCC is facing significant challenges in maintaining its public housing. Annually, Capital Fund allocations have not been sufficient to repair and maintain all of the public housing units. The HACCC is seeking to remove all 221 Las Deltas units in North Richmond.

HACCC also funds services that promote self-sufficiency and community programs for residents. For example:

**Additional Law Enforcement Services**

HACCC currently contracts with the County Sheriff's department for two additional deputies. One deputy provides additional law enforcement services for the Las Deltas development in the North Richmond community. The other serves the Bayo Vista development in the Rodeo community. Within the City of Pittsburg, at HACCC's El Pueblo property, the agency currently contracts with the City's Police department for one additional police officer. To provide additional support for law enforcement HACCC

also provides and maintains law enforcement substations at each of these developments for use by law enforcement officers when they are at the development.

### **Resident Services Strategy**

The creation of Resident Councils is an important means of obtaining resident input and participation. Resident Council input assists in the identification of appropriate resident services, the participation of residents in the resolution of safety issues, and provides outreach assistance when implementing activities designed to move households from welfare to work and greater independence. HACCC currently has one active Resident Council. However, over the past few months, there has been a renewed interest at several other developments to create new Resident Councils there (most had Resident Councils in the past). HACCC is working with tenants in an attempt to create active Resident Councils at three more public housing properties.

HACCC continues to operate two youth programs at the Las Deltas and Bayo Vista properties. The programs provide youth-oriented activities, which include arts and crafts, homework club, movie time, spelling bees and cooking classes. Also, staff are instrumental in providing field trips to museums, baseball games and the Discovery Kingdom amusement park. Both programs have around 50 children enrolled in their summer program, most of whom will continue in the after-school program during the fall.

The Young Adult Empowerment Center (YAEC) provides residents and neighbors in North Richmond with a variety of services designed to improve their lives. Staff provide job training, counseling, and other services and classes on-site, while also providing links to more comprehensive resources off-site. Staff help residents identify their goals and needs and then focus on linking them with the resources necessary to reach their goals. When necessary, YAEC staff will advocate on behalf of a client to obtain needed resources.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

### Facilities Targeted to Homeless Persons

**Table 40 - Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	140	40	245	734	4
Households with Only Adults	318	51	182	863	0
Chronically Homeless Households	0	0	0	401	0
Veterans	24	0	12	160	0
Unaccompanied Youth	24	0	23	15	0

**Alternate Data Source Name:**

Contra Costa County 2014 Housing Inventory Count

**Data Source Comments:**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream Benefits: To improve accessing and documenting mainstream benefits, Contra Costa Interagency Counsel on Homelessness (CCICH) is committed to the following practices: 1) Improve HMIS data collection procedures for mainstream benefits, 2) identify and implement best practices; 3) provide thorough outreach and enrollment assistance for local, state and federal healthcare options; 4) undertake ongoing training regarding most effective federal/state benefits programs; and 5) conduct ongoing monitoring of Continuum of Care (CoC)-funded programs' performance to identify system-wide trends or program-specific changes in performance.

Housing First: By emphasizing Housing First and intensive case management, CCICH has accomplished a 96% housing stability rate among our CoC-funded permanent supportive housing projects. CCICH will work to maintain/improve housing stability by: 1) training providers on and implement best practices including Housing First best practices, eviction prevention strategies, and motivational interviewing, and for increasing income and improving access to mainstream benefits; and 2) Deliver integrated mental health, substance abuse, and homeless services and case management to our permanent housing clients, increasing stability and ability to remain housed.

Health Care: Contra Costa's Health Care for the Homeless program actively participates in CCICH meetings, and coordinates with providers to connect clients to enrollment and outreach activities being offered. This fall, HCH distributed FAQ flyers in English, Spanish, Russian, Vietnamese, Arabic, Farsi, and Chinese, explaining the impact of health care reform, Medi-Cal expansion and enrollment, Covered California, the plans offered to Contra Costa residents, and important phone numbers and websites for health care reform information. ACA implementation is a significant factor in the County's Behavioral Health Division integration efforts. The ACA has also been identified as a topic of interest for coverage in an upcoming CCICH quarterly meeting.

Employment: Contra Costa's new REACH Plus Family Rapid Re-Housing and Tenant-Based Rental Assistance projects will ensure that employment and other economic opportunities are directed to low- and very low-income persons. As with all projects by these sponsoring agencies (SHELTER, Inc. and Contra Costa Health Services), these projects will prioritize low- and very low-income persons by posting accessible job applications with targeted recruitment. One source of such persons is the Homies for the Homeless project of the CCICH Consumer Advisory Board, which offers mentoring and training services provided by formerly homeless persons. Providers also connect to mental health consumers through the Service Provider Individualized Recovery Intensive Training (SPIRIT) program, which provides training and education to become self-advocates and mental health service providers.

Employment Income: Persistently high unemployment rates and the proliferation of low-wage service jobs have made it difficult to raise employment income among our clients. CCICH is committed to the following: 1) Improve availability of our employment services inventory by building closer relationships with the Workforce Investment Board, WIA One Stops, employment agencies, and financial/vocational

education centers; 2) ensure vocational rehab counseling is available to all CoC projects; 3) ensure that each One Stop location has a homeless liaison; 4) ensure that up to 3 SSVF-funded case managers are housed at One Stops; 5) identify and document best practices for CoC-wide training curricula; and 6) review how to improve data quality to better capture the increases in income we are achieving.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

- 2-1-1: Works with Contra Costa Crisis Center to refer those at-risk of homelessness or already homeless.
- Anka Behavioral Health: A grouping of different projects including ACCESS, ACCESS Plus, PCH-AAA, Project Choice, and Project Step. They provide homeless services including housing to individuals.
- Bay Area Rescue Mission: Provide single male veterans emergency shelters, transitional housing, recovery programs, job-skills training, and food pantry.
- Central County Homeless Outreach: Countywide overnight homeless referral/transportation/outreach service that provides basic necessities in the field.
- Concord Police Department: Provide protection to the homeless population and homeless outreach team.
- Contra Costa County Behavioral Health: Provides homeless services including permanent housing for youth.
- Contra Costa County Homeless Programs: A grouping of different projects including Brookside Interim Housing Facility Veterans Beds, Philip Dorn Respite Center, Respite Interim Housing, Calli House Youth Shelter, and the Concord and Brookside Adult Interim Housing. They provide homeless services to veterans, families, emergency shelters, and unaccompanied youth.
- Contra Costa County Housing Authority: Provide homeless services including housing for families, and individuals.
- Contra Costa Crisis Center: Provides motel vouchers and a hotline for referrals.
- Department of Veteran's Affairs: Provides homeless services including shelter for veterans and their families, including HUD-VASH assistance.
- East Bay Community Recovery Project: Provides homeless services including rapid rehousing to individuals.
- Garden Park Apartments Community: Provides homeless services including permanent housing for individuals and families.
- Greater Richmond Interfaith Program: Provides homeless services by providing permanent housing for individuals.
- Greater Richmond Interfaith Program: Provides homeless services including permanent housing for individuals.

- GRIP/Souper Center: Provides food for the homeless population.
- Health Care for the Homeless: A subsidiary to Contra County Health Services. They provide homeless services including health care services for the homeless.
- Interfaith Council of Contra Costa County Social Justice Alliance: Provides homeless services including shelter for individuals and families.
- Interfaith Council of Contra Costa: Provide homeless services by providing seasonal beds.
- Loaves & Fishes: Provides food for the homeless population.
- Monument Crisis Center: Provides food for the homeless population.
- Office of Consumer Employment: Provides civil legal advice for protection against businesses.
- Pittsburg Housing Authority: Provides housing to low-income residents.
- Rainbow Center: Provides services to the LGBT community including HIV testing and youth programs.
- Resources for Community Development: Provides homeless services including permanent housing for individuals and families.
- Richmond Housing Authority: Provides housing to low-income residents.
- Rubicon Programs Inc.: Provides homeless services including permanent housing for individuals and families.
- SHELTER Inc.: Provides emergency shelter, permanent supportive housing, and transitional housing.
- STAND! Against Domestic Violence: Provides homeless services including shelter for women and children.
- Swords to Plowshares: Provides homeless services including rapid rehousing to individuals.
- Trinity Center: Provides showers, food, clothes, mail, and social services for the homeless population.
- West Contra Costa Family Justice Center: Provides case management services for the homeless population.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

There are 102,971 persons with disabilities living in the Contra Costa HOME Consortium area: 38 percent (39,746) have an independent living difficulty; and 52 percent have an ambulatory difficulty.

For more detailed information, see Table 4 in Appendix B

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

There is a great variety of supportive housing needs, which varies based on the type and intensity of the disability. The elderly, especially the frail elderly, often need assistance with activities of daily living. This includes bathing, dressing, meal preparation, and housekeeping. These needs may be accommodated through a range of housing options including in-home care givers, assisted living, board and care homes, and skilled nursing facilities.

Children and young adults may receive care at their parent's home, or in an institutional facility. Depending on the disability, and the need for services, adults may live in licensed residential care facilities (i.e. group homes), or independently.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

[KD to Send email to Victor Montoya]

In 20\_\_ the County used CDBG funding to construct the Philip Dorn Respite Center within the Concord Homeless Shelter. The center provides semi-private rooms for medically fragile homeless adults who are discharged from local hospitals.

Owners of apartment units funded with HOPWA or Mental Health Services Act funds continue to receive operating subsidies for up to two months while a tenant is undergoing treatment in a medical facility.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Not applicable.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Special needs groups with priority housing and supportive needs within the County include the elderly/frail elderly, persons with HIV/AIDS, victims of domestic violence (which includes abused/neglected children), and persons with physical/mental disabilities. Many of the supportive needs are addressed strategically through CDBG funding of Public Service activities for non-homeless special needs populations, which includes elderly/frail elderly, persons with HIV/AIDS, victims of domestic violence, and persons with physical/mental disabilities. In addition, the Consolidated Plan goal of “CD-6 Infrastructure/Public Facilities”, includes funding activities with CDBG funds to construct or improve public facilities and infrastructure including, but not limited to, providing and improving access to facilities for persons with disabilities. This may include directly improving or constructing facilities or infrastructure in low-income areas or providing assistance to nonprofit agencies that serve low-income populations, including non-homeless special needs populations.

To the extent that other funds, especially low-income housing tax credits, are available, the County will use CDBG, HOME, and HOPWA funds to assist in the development of new units of affordable housing for seniors (including frail elderly), persons with HIV/AIDS, and persons with physical and mental disabilities.

TBD based on FY 2015-16 allocations

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

The most significant impact to affordable housing development was the State law which eliminated redevelopment in 2012. Redevelopment agencies facilitated the development of affordable housing through land acquisition and transfer, and provision of predevelopment funding. Redevelopment funds provided significant leverage for CDBG and HOME funds.

In addition, federal changes to the Section 202 and 811 programs further reduced affordable housing development funds. The budget reductions to CDBG and HOME have further reduced development capacity. The 2013 HOME Final Rule placed additional time constraints on the expenditure of HOME funds, which means HOME funds cannot be 'patient' funding while additional financing is secured.

Other governmental constraints include local development standards for height limits, lot coverage maximums, and parking requirements which reduce the number of units on a given site.

Lengthy development application and permit processing add costs to a project. Local development impact fees can add \$50,000 to each multi-family unit and \$50,000 to \$100,000 to single-family units.

Contra Costa County has an urban limit line to concentrate development in urban areas and protect open space. This policy increases the costs of land, which increases the cost of development.

## **MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

### **Introduction**

Contra Costa County is considered part of the "East Bay" region of the San Francisco Bay area (Alameda County is also part of the "East Bay" region) and, like many other regions across the country, the East Bay significantly was impacted by one of the worst economic downturns, known as the "Great Recession" from the years of 2008 to 2012. The unemployment rate in Contra Costa County more than doubled from 5.1 percent in April 2008 to 11.1 percent in October 2009, subsequently staying at or above 10 percent for another two years. Virtually every industry and occupation was negatively impacted during this period, with job losses outpacing gains across the board. Based on a East Bay Economic Development Alliance report, "Building on our Assets: Economic Development and Job Creation in the East Bay", the result of the "Great Recession" was the loss of one out of ten jobs in the East Bay since 2007. Fortunately, the economy in the East Bay has seen an upswing over the last two years due to its strength as a high growth region. More recently, according to the California Employment Development Department, the unemployment rate has been dropping and now stands at 7 percent, and we are seeing solid job growth across a range of sectors in the region, forming what we hope and expect is a strong foundation that is revitalizing the region's economy. In a recent East Bay Economic Development Alliance report, in which the Contra Costa Workforce Development Board was a key partner, a number of important assets were identified that provide a solid base for economic growth. These assets include: 1) a highly diversified workforce; 2) world-class research and development institutions; and 3) growing innovation industries.

The 2007-2011 ACS information below indicates that just under 300,000 residents of the Urban County make up the total population of the civilian workforce, with approximately 91.5 percent being employed. The County's unemployment rate during the ACS 2007-2011 period was 8.52 percent; however the sub-population of those who are between 16 and 24 years of age had an unemployment rate of nearly 18 percent. For more information regarding the labor force and unemployment rate for the County as whole and each for each individual city/town within the County, please see Table 6 in Appendix B and Maps 1 through 5 in Appendix H.

## Economic Development Market Analysis

### Business Activity

**Table 41 - Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,195	3,700	2	3	1
Arts, Entertainment, Accommodations	22,373	18,232	11	14	3
Construction	11,048	9,380	6	7	1
Education and Health Care Services	34,983	19,320	18	15	-3
Finance, Insurance, and Real Estate	17,145	10,718	9	8	-1
Information	7,501	6,622	4	5	1
Manufacturing	16,844	9,789	9	7	-2
Other Services	12,535	9,071	6	7	1
Professional, Scientific, Management Services	31,645	17,554	16	13	-3
Public Administration	2	0	0	0	0
Retail Trade	24,091	19,367	12	15	3
Transportation and Warehousing	6,064	3,167	3	2	-1
Wholesale Trade	9,897	4,167	5	3	-2
Total	197,323	131,087	--	--	--

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**Table 42 - Labor Force**

Total Population in the Civilian Labor Force	299,910
Civilian Employed Population 16 years and over	274,365
Unemployment Rate	8.52
Unemployment Rate for Ages 16-24	17.97
Unemployment Rate for Ages 25-65	5.90

Data Source: 2007-2011 ACS

**Table 43 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	93,568
Farming, fisheries and forestry occupations	10,398
Service	22,447
Sales and office	69,170
Construction, extraction, maintenance and repair	18,734
Production, transportation and material moving	10,059

Data Source: 2007-2011 ACS

## Travel Time

**Table 44 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	124,393	50%
30-59 Minutes	83,215	33%
60 or More Minutes	41,587	17%
<b>Total</b>	<b>249,195</b>	<b>100%</b>

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

**Table 45 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,869	2,503	9,702
High school graduate (includes equivalency)	34,503	4,009	12,166
Some college or Associate's degree	69,955	6,457	20,426
Bachelor's degree or higher	117,974	5,994	23,838

Data Source: 2007-2011 ACS

### Educational Attainment by Age

**Table 46 - Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	424	2,783	3,174	6,823	4,738
9th to 12th grade, no diploma	5,052	3,253	3,886	6,155	4,690
High school graduate, GED, or alternative	12,536	11,836	13,006	25,836	16,959
Some college, no degree	18,277	15,683	16,793	37,624	14,976
Associate's degree	2,063	5,629	6,745	14,438	4,951
Bachelor's degree	4,029	18,179	28,342	47,375	15,436
Graduate or professional degree	175	7,089	15,178	31,709	11,152

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

**Table 47 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,065
High school graduate (includes equivalency)	33,383
Some college or Associate's degree	43,085
Bachelor's degree	64,697
Graduate or professional degree	87,587

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Half of the jobs in the "East Bay" region are in four regional serving industries/sectors: health care, retail, education and food services. It is expected that health care and educational services jobs are expected to grow faster in Contra Costa County than in the rest of the East Bay. The Business Activity table above further confirms the strength of these sectors in Contra Costa County. Based on the Business Activity table above, the major employment sectors are Education and Health Care Services (18% of the share of workers), Professional, Scientific, Management Services (16% of the share of workers), and Retail Trade (12% of the share of workers).

**Describe the workforce and infrastructure needs of the business community:**

The County, via its Workforce Development Board (WDB) has utilized a sector approach to address workforce and business needs in the region since 2004, and identified construction, healthcare, manufacturing, and retail as priority sectors during the early/mid 2000s. As part of its sector engagement process, the WDB has bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce. The WDB has been able to effectively group occupations and skill requirements into functional clusters across businesses and/or industries. Following roughly one year of research and analysis, in July 2012, the WDB adopted a policy to prioritize and target investments in the following four industry sectors: 1) Advanced Manufacturing; 2) Health and Life Sciences; 3) Energy; and 4) Information Communication Technology (ICT) and Digital Media. These four industry sectors typically require a highly skilled and/or trained workforce.

Therefore, the primary workforce need is the provision of education/training programs in which the County's workforce population can participate. The WDB's vision to fulfill the workforce needs of the business community within these four sectors is to create a highly skilled workforce, prepared through targeted training programs and dynamic education/training systems. The WDB works towards the realization of this vision by building a workforce development network that includes strategic partnerships with a wide range of organizations and businesses, the use of industry sector strategies, leveraging of investments to increase impact, a data-driven approach that includes using economic intelligence in decision-making, and shared accountability for results.

The infrastructure needs of the County's overall business community is largely met due to the County's location within the San Francisco Bay Area. The County has two major interstate highways, an extensive existing freight railway system, waterfronts and ports that provide connectivity to regional, national, and

Consolidated Plan\_DRAFT CONTRA COSTA COUNTY

global markets. In addition to the two major interstate highways, the County is served by the Bay Area Rapid Transit (BART) passenger light rail system, which connects County residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area. Given the County's geographic and demographic diversity, there are specific areas of the County with their own unique characteristics that affect the County's economic system. The area of west Contra Costa and east Contra Costa, are housing-rich places with a high number of households compared to jobs, and relatively lower connectivity to the East Bay's dense employment nodes, such as central Contra Costa County. These subareas have a business mix that serves the area households, and therefore do have lower concentrations of driving industry sectors. The area of central Contra Costa has a higher ratio of jobs to residents, stronger regional accessibility, and specific industry concentrations in driving sectors like Advanced Manufacturing, Health and Life Sciences, Energy, and ICT and Digital Media. However, in lower-income communities of the County, there is a continual need for various infrastructure improvements, where the current infrastructure is antiquated and in need of replacement or in need of a major upgrade to address efficiency and accessibility concerns.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The biggest potential change will be the initiative to develop and expand the Northern Waterfront of Contra Costa County. This initiative will examine the necessary infrastructure required to develop the waterfront area that stretches from the City of Hercules to the City of Oakley so that the industrial lands will be marketable for companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. This initiative would lead to an increase need of expanding or creating new business supportive services and workforce training initiatives depending on the type of sectors/industries that these businesses belong to.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Generalizations about the skills and knowledge needed to find employment in the priority sectors are difficult to make. However, an analysis of the available economic and workforce data makes a number of things clear. First, in many of the industry sectors that are expected to grow and provide high-quality employment opportunities, scientific and technical skills and knowledge are required. Jobs in the priority sectors mentioned above, including PSTS (Professional, Scientific and Technical Services), advanced manufacturing, and clean energy and biosciences, will largely require these kinds of skills and knowledge. This points to the importance of providing educational and career pathways in the STEM (Science, Technology, Engineering, Math) fields for local residents. Second, many of the jobs being

created by new and growing industries will require at least some post-secondary education. A recent report by the California Employment Development Department (EDD) estimates that eight out of ten of the fastest growing job categories in the state will require at least a bachelor's degree. According to the Labor Force table above, the total civilian labor force population in the Urban County is 299,910, of which 274,365 is employed, with nearly 50 percent having a bachelor's degree or higher. However, the proportion of residents of Contra Costa County who are above the age of 55 (25.4 percent) is nearly 3 percent higher than the statewide average for California (22.7 percent). For employers, highly educated and/or skilled older workers who are aging out of the workforce will need to be replaced. Yet the challenge is the upcoming younger generations, especially those between 16-24 years of age are not meeting the educational and or skill level necessary to fill many of the jobs that are being vacated by the older workforce. Addressing the education and training needs of the younger population is critically important for a number of reasons. Disconnected youth are more likely to engage in illegal behavior and become dependent on public aid. In addition, a lack of connection with school and work during these critical years can interfere with the transition to a productive and self-sufficient adulthood. Finally, lack of education and work experience results in reduced employability and earning potential.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are currently two major workforce training initiatives occurring in Contra Costa County. The first one is the East Bay Biomedical Manufacturing Network, and the second is the Design it- Build it- Ship it (DBS). The East Bay Biomedical Manufacturing Network is building a regional innovation ecosystem for technology transfer, economic development, and workforce development in medical device and bioscience manufacturing along the I-80/880 Corridor of the Inner San Francisco East Bay Area. This region includes Western Alameda and Contra Costa Counties from San Pablo/Richmond in the North to Fremont/Newark in the South and is home to world-class innovation assets such as UC Berkeley and Lawrence Berkeley National Laboratory. DBS is a regional workforce initiative that represents an unprecedented opportunity for the San Francisco East Bay Area to build accelerated, intensive, and regionally articulated programs of study so that TAA eligible, dislocated workers or unemployed adults can earn degrees or credentials of value and enable them to enter the workforce in industries with growing occupational demand and opportunities for career and wage advancement. DBS will create a regional workforce system that includes: 1) A regional career path system with stackable certificates across the 10 DBS community colleges coordinated through an East Bay Skills Alliance that includes higher education, industry, WIBs, labor, national research labs, and economic development partners; 2) Stronger training, referral and placement systems that integrate the colleges and WIA One Stop Career Center System with jointly supported aptitude and career inventories, digitally mapped career pathways, electronic referral/enrollment, and systems for leveraging WIA, TAA, ETP and other training resources within the community colleges; 3) Development of career transfer pathways from the community colleges into the University of California and the California State University systems that

articulate between CTE pathways in the community colleges and STEM-centered pathways in the 4-year systems.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The County, at this time, does not have a comprehensive economic development plan. The County's Workforce Development/Investment Board has a Five-Year Strategic Plan that addresses economic growth as it relates to the County's overall workforce.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households with incomes at 30 percent and 50 percent of AMI experience a greater degree of housing problems than other income groups. Seventy percent of households with incomes below AMI experience a housing problem. In addition, low-income Black/African American and Hispanic households have disproportionate housing needs. (See the discussion in Section NA-15.)

The communities of San Pablo, North Richmond, Montalvin Manor, Tara Hills, Bay View, and Bay Point all have a concentration of minority populations (more than 78.3%) in Low Mod Census tracts. Much of the housing in these areas is more than 60 years old and suffers from deferred maintenance.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

In addition to the communities listed above, Hercules, and portions of San Ramon have racial/ethnic concentrations (more than 78.3 percent); and Rodeo and portions of Martinez have Low-Mod Census tracts (see Maps 1 through 5 in Appendix C for racial/ethnic minority concentrations by census tract and Maps 1 through 5 in Appendix G for low- to moderate- income areas by census tract).

### **What are the characteristics of the market in these areas/neighborhoods?**

With the exception of San Ramon, all of the above areas have homes and apartments that are priced at or below median prices and rents.

### **Are there any community assets in these areas/neighborhoods?**

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. The communities listed above all have a combination of community assets that include parks, community centers, and schools (elementary, middle, and high schools). San Pablo, North Richmond, Montalvin Manor, Tara Hills, Bay View, Bay Point, Hercules, Rodeo, Martinez, and San Ramon all have a number of parks, community centers, and schools (elementary, middle, and high schools). The communities of San Pablo, Hercules, Rodeo, Martinez, Bay Point, and San Ramon all have a public library. Some of these areas have existing large grocery markets, such as Safeway, Raley's, or Grocery Outlet; but most are served by small businesses that serve these areas.

Areas that have low-income concentrations, such as North Richmond, Montalvin Manor, Rodeo, and Bay Point, tend to have a scarcity of traditional grocery stores, which requires many of the residents of these areas to travel outside their immediate neighborhood to grocery shop. Given the scarcity of grocery stores within low-income areas, residents tend to have limited food options and therefore only have poor food choices, such as fast food. As part of the “Non-Housing Community Development” priority within the Strategic Plan section of this Consolidated Plan, there are two strategies that can address this problem within low-income neighborhood: 1) Improving Infrastructure and Public Facilities; and 2) expanding economic development opportunities. Assisting with infrastructure/public facilities along major transportation corridors or roadways within low-income neighborhoods can improve accessibility for residents to get to grocery stores or can open opportunities for new food retailers that provide healthy food choices to locate in or near these neighborhoods. In addition, expanding economic opportunities to new or current small food oriented businesses through the provision of technical assistance or access to financial assistance can entice residents of these neighborhoods, who have been operating an informal food business, to formalize and possibly locate within their neighborhood.

### **Are there other strategic opportunities in any of these areas?**

The communities of San Pablo, Montalvin Manor, Tara Hills, Bay View, and Rodeo are all located along San Pablo Avenue: a major arterial stretching from downtown Oakland in Alameda County to Rodeo in Northwestern Contra Costa County. The full length of San Pablo Avenue in Contra Costa County is identified as a Priority Development Area (PDA) through the Association of Bay Area Governments. San Pablo Avenue has a mixed-use planning designation along the entire Contra Costa segment. PDAs are identified in local and regional planning documents as the priority areas for in-fill development with a focus on jobs, housing, and access to transit.

Another strategic opportunity is the County’s Northern Waterfront Economic Development Initiative. The Northern Waterfront Economic Development Initiative is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The Initiative focuses on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech) and leveraging existing assets to retain existing firms. In cooperation with public and private stakeholders, the Initiative will retain existing business, help them expand, and attract new businesses. The Northern Waterfront area consists of approximately 50 miles of Contra Costa County’s northern waterfront, from Hercules to Oakley and is an important economic asset to the San Francisco Bay Area region. This waterfront has several unique features such as a deep ship channel, marine terminals, and it is served by two Class-1 railroad lines, Union Pacific Railroad and Burlington Northern Santa Fe Railroad. The communities of Hercules, Rodeo, Martinez, and Bay Point are all within the Initiative area.

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